

# ONE BITE AND YOU'LL KNOW

Omaha Steaks are hand-selected for unmatched quality, naturally aged for maximum tenderness, and flash-frozen to lock in that unforgettable flavor. Just one bite and you'll know this is the best steak you'll ever taste. We guarantee it.



54% OFF  
+8 FREE  
BURGERS!

- ✓ Try the world's most tender steaks, extra-aged 28+ days to perfection.
- ✓ Discover premium quality beef that's grain-finished for exquisite flavor.
- ✓ Experience the juiciest air-chilled chicken, tastiest burgers, and so much more.

You'll love it or  
your money back!



## Classic Cookout Collection **SAVE 54%**

- 4 Butcher's Cut Filet Mignons (5 oz.)
- 4 Air-Chilled Boneless Chicken Breasts (5 oz.)
- 4 Omaha Steaks Burgers (4 oz.)
- 4 Gourmet Jumbo Franks (3 oz.)
- 4 Individual Scalloped Potatoes (3.8 oz.)
- 4 Caramel Apple Tartlets (4 oz.)
- 1 Omaha Steaks Seasoning (3 oz.)
- 8 FREE Omaha Steaks Burgers (4 oz.)**

76946AJL separately \$279.93  
**SPECIAL PACKAGE PRICE \$129.99**

- GET 8 -  
**BURGERS  
FREE**  
A \$22 value!



Call 1.888.819.0111 or go to  
**OmahaSteaks.com/OneBite2170**

Ask for your FREE burgers with offer 76946AJL

Savings shown over aggregated single item base price. 8 free 4 oz. burgers will be sent to each shipping address that includes SKU 76946. Limit 2 on select items at these exclusive prices. While supplies last. Items may be substituted due to inventory limitations. Standard shipping rates will be applied and are subject to change. Minimum purchase and other restrictions may apply. Some products may not be available for sale in your area. Sales are subject to OmahaSteaks.com/terms-of-use. Expires 09/30/25. | 25M8446 | Omaha Steaks, LLC

#### Legals-OCN

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.**

30-2025-01492259

TO ALL INTERESTED

PERSONS: Petitioner:

BRENDA GARCIA CASIL-

LAS filed a petition with

this court for a decree

changing names as fol-

lows: BRENDA GARCIA

CASILLAS to BRENDA

CASILLAS. THE COURT

ORDERS that all persons

interested in this matter

#### Legals-OCN

appear before this court at  
the hearing indicated be-  
low to show cause, if any,  
why the petition for change  
of name should not be  
granted. Any person ob-  
jecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.

#### Legals-OCN

If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

#### NOTICE OF HEARING

08/21/2025

1:30 p.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, CA 92701

(To appear remotely,

check in advance of the

#### Legals-OCN

your court's website, go to  
www.courts.ca.gov/find-  
my-court.htm)

A copy of this Order to

Show Cause must be pub-

lished at least once each

week for four successive

weeks before the date set

for hearing on the petition

in the following newspa-

per of general circulation,

printed in this county:

Orange County News

Date: 06/25/2025

Judge David J. Hesselstine

Judge of the Superior

Court

#### Legals-OCN

**Orange County News  
7/2,9,16,23/25-154615**

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01492811

TO ALL INTERESTED

PERSONS: Petitioner:

AMY KWEE-HEE YAP

filed a petition with this

court for a decree chang-

ing names as follows:

AMY KWEE-HEE YAP to

KWEE HEE YAP. THE

COURT ORDERS that all

#### Legals-OCN

persons interested in this  
matter appear before this  
court at the hearing indic-  
ated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-

tion should not be granted.

If no written objection is

timely filed, the court may

grant the petition without a

hearing.

NOTICE OF HEARING

08/28/2025

1:30 p.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, CA 92701

(To appear remotely,

check in advance of the

hearing for information

about how to do so on the

#### Legals-OCN

tion should not be granted.

If no written objection is

timely filed, the court may

grant the petition without a

hearing.

NOTICE OF HEARING

08/28/2025

1:30 p.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, CA 92701

(To appear remotely,

check in advance of the

hearing for information

about how to do so on the



court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
Orange County News  
Date: 06/27/2025  
Judge David J. Hesseltine  
Judge of the Superior Court

Orange County News  
7/2,9,16,23/25-154624

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
HELEN ELIZABETH LOW**

**CASE NO. 30-2025-01497351-PR-PL-CMC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HELEN ELIZABETH LOW.

A PETITION FOR PROBATE has been filed by LINDA ROGERS in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that LINDA ROGERS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on  
**SEP 10, 2025 at 1:30 PM in Dept. CM08**  
**3390 Harbor Blvd, Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of

mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: JAMES C. HARVEY, ESQ.; LAW OFFICE OF JAMES C. HARVEY, 17011 BEACH BLVD., STE 900, HUNTINGTON BEACH, CA 92647. (714) 947-2334.  
BSC 227168  
Orange County News  
7/23,7/25,7/30/2025-155028

**City of Garden Grove Notice Inviting Sealed Bids (IFB)  
IFB No. S-1376**

Notice is hereby given that sealed bids will be received for the following project: Furnish All Labor, Material and Equipment for the Electrical Room Upgrades at City Hall, per the bid specifications, per the bid specifications. Contractors interested in submitting a bid for this project are required to attend a MANDATORY pre-bid meeting/site walk scheduled for **10:00 a.m., local time, on July 30, 2025**, at 11222 Acacia Parkway, Garden Grove, CA 92840.

All bids must be in writing, sealed and identified as to content and be received and time stamped by the City of Garden Grove staff, no later than **10:00 a.m., local time, on Monday, August 18, 2025**, at the address below. Bids received later than the above date and time will not be considered. The only acceptable evidence to establish the time of receipt is the date/time stamp imprinted upon the proposal package by the date/time recorder of the City of Garden Grove. The bid opening will take place at Garden Grove City Hall at address stated below.

A copy of the bid document may be obtained from the City of Garden Grove's Planet Bid's portal. Direct any questions regarding this bid process to Sandra Segawa per the instructions in the bid document.

Dated: July 16, 2025

Sandra Segawa, C.P.M., CPPB, CPPO, NIGP-CPP Purchasing Division Manager  
City of Garden Grove  
11222 Acacia Parkway (Room 220) Second Floor  
Garden Grove, CA 92840  
Orange County News  
7/16,23/2025-154949

**NOTICE TO CREDITORS OF BULK SALE**  
(Division 6 of the Commercial Code)

Escrow No. 889868-SJ  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are:  
THE WASH PIT, 6971 Lincoln Ave, Buena Park, CA 90620  
(3) The location in California of the chief executive office of the Seller is:

same as above  
(4) The names and business address of the Buyer(s) are:  
A&L Asset Management LLC, 6971 Lincoln Ave, Buena Park, CA 90620  
(5) The location and general description of the assets to be sold are furniture, fixtures and equipment, tradename, goodwill, lease, leasehold improvements, convenient not to compete, of that certain business located at: 6971 Lincoln Ave, Buena Park, CA 90620  
(6) The business name used by the seller(s) at that location is: THE WASH PIT  
(7) The anticipated date of the bulk sale is 08/08/25 at the office of Unity Escrow, 3600 Wilshire Blvd., Suite 900 Los Angeles, CA 90010, Escrow No. 889868-SJ, Escrow Officer: Stacey Lee.  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 08/07/25.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: None  
Dated: July 9, 2025  
Transferees:  
A&L Asset Management LLC, a California Limited Liability Company  
BY: S/ AI NGO, Managing Member  
7/23/25  
CNS-3949833#  
ORANGE COUNTY NEWS  
Orange County News  
7/23/25-155060

TS No: CA07000306-25-1 APN: 231-373-33 TO No: 3450472 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 10, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 6, 2011 as Instrument No. 2011000437767, of official records in the Office of the Recorder of Orange County, California, executed by LINDA L. BURDEN, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SUN WEST MORTGAGE COMPANY, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above

is purported to be: 12542 JANET LANE, GARDEN GROVE, CA 92840-5633 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$557,774.82 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held in account by the property receiver, if applicable.

ceiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you

**NOTICE CALLING FOR BIDS**

DISTRICT: GARDEN GROVE UNIFIED SCHOOL DISTRICT  
BID DEADLINE: **August 4, 2005 at 12:00 P.M.**  
BID OPENING: **August 5, 2025 at 12:00 P.M.**  
PLACE OF RECEIPT: Garden Grove Unified School District  
Purchasing Department, 4th Floor  
Attn: Tammy Starr  
10331 Stanford Avenue  
Garden Grove, California 92840

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above-stated bid deadline, sealed bids at the place identified above for the award of a contract for Vehicle Parts & Supplies.

The District is seeking bids for **Vehicle Parts & Supplies Bid No. 2503**, in accordance with Instructions, Conditions, and Specifications now on file in the Purchasing Department of said School District. It is the Bidder's sole responsibility to ensure that their bid is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any bid received after the scheduled closing time for receipt of bids shall be returned to the Bidder unopened.

**Time is of the essence.** Each bid must conform and be responsive to the bid documents. Bid documents are available for download on **July 16, 2025** on the Garden Grove Unified School District website (<https://www.ggusd.us>). The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. No bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of the bids.

Any and all questions regarding this bid shall be reduced to writing and e-mailed to Tammy Starr, at [tsarr@ggusd.us](mailto:tsarr@ggusd.us) before **July 25, 2025 at 10:00AM**. Answers to these questions will be posted as an official addendum no later than **July 29, 2025 at 5:00PM on the Garden Grove Unified School District website (<https://www.ggusd.us>)**.

Dated this July 16, 2025  
GARDEN GROVE UNIFIED SCHOOL DISTRICT

By:  
Kathy Seo  
Assistant Director of Business Services  
Orange County News 7/16,23/2025-154866

may visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000306-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA07000306-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that

the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000306-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 714-949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication At 916.939.0772 NPP0476613 To: ORANGE COUNTY NEWS 07/23/2025, 07/30/2025, 08/06/2025  
Orange County News  
7/23,30,8/6/2025-155064

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING AT THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON **TUESDAY, AUGUST 12, 2025, AT 6:30 P.M.** OR AS SOON THEREAFTER AS IT MAY BE HEARD, TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER(S) DESCRIBED BELOW.

**SITE PLAN NO. SP-158-2025**

PROJECT DESCRIPTION: To consider an appeal of the Garden Grove Planning Commission's approval of Site Plan No. SP-158-2025 regarding a request to construct a new 50,300 square foot shell industrial building, and associated site improvements on a 2.15-acre lot. The appeal was filed by Supporters Alliance for Environmental Responsibility ("SAFER") on the grounds that it objects to the Planning Commission's decision to exempt the project from review under the California Environmental Quality Act based on Class 32 Categorical Exemption.

PROJECT LOCATION: Northwest corner of Lincoln Way and Western Avenue, at 7441 Lincoln Way

ZONE: Planned Unit Development No. PUD-103-76 (Rev. 2018)

On June 5, 2025, by a 7-0 vote, the City of Garden Grove Planning Commission adopted Resolution No. 6115-25 approving Site Plan No. SP-158-2025. The Planning Commission also determined the project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15303).

ALL INTERESTED PARTIES are invited to attend the City Council Public Hearing, or write a letter, to express opinions or submit evidence for or against the project as outlined above. If you challenge the project in Court, you may be limited to raising only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council prior to the Public Hearing. Written correspondence received at [cityclerk@ggcity.org](mailto:cityclerk@ggcity.org) by 3:00 p.m. on the day of the meeting will be forwarded to the City Council prior to the meeting. Further information on the above matter may be obtained from the Planning Services Division, Community and Economic Development Department, City Hall, 11222 Acacia Parkway, Garden Grove, or by telephone at (714) 741-5312.

/s/ LIZABETH VASQUEZ  
City Clerk  
Orange County News 7/23/2025-155010

the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000306-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 714-949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication At 916.939.0772 NPP0476613 To: ORANGE COUNTY NEWS 07/23/2025, 07/30/2025, 08/06/2025  
Orange County News  
7/23,30,8/6/2025-155064

**NOTICE OF LIEN SALE  
AT PUBLIC AUCTION**

Notice is hereby given that personal property in the following units will be sold at public auction on

**JULY 29, 2025 AFTER 10:30 AM**

Pursuant to the California Self-Store Facility Act the sale will be conducted at **U-Haul Moving & Storage of Westminster 7422 Garden Grove Blvd Westminster, CA 92683**

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number  
Jessica Ward E103  
7/16, 7/23/25  
CNS-3946663#  
ORANGE COUNTY NEWS  
Orange County News  
7/16,23/25-154870